

SOUTH SHORE II CONDOMINIUM ASSOCIATION  
PROPOSED 2022 BUDGET

	2020	2020	2021	2021	2022
	Budget	Actual	Budget	Projected	Budget
<b>OPERATING EXPENSES:</b>					
MANAGEMENT FEE	\$5,523	\$5,523	\$5,523	\$5,523	\$5,700
OFFICE EXPENSE	\$400	\$314	\$400	\$320	\$300
POSTAGE	\$350	\$364	\$400	\$350	\$350
TELEPHONE	\$500	\$613	\$600	\$600	\$600
AUDIT FEES	\$2,300	\$0	\$2,000	\$406	\$2,500
LEGAL FEES	\$100	\$33	\$100	\$262	\$200
INSURANCE	\$8,585	\$8,544	\$9,014	\$9,030	\$9,480
TRASH REMOVAL	\$3,900	\$3,600	\$3,600	\$3,600	\$3,780
<b>TOTAL OPERATING EXPENSE</b>	<b>\$21,658</b>	<b>\$18,991</b>	<b>\$21,637</b>	<b>\$20,091</b>	<b>\$22,910</b>
<b>SUMMER MAINTENANCE:</b>					
GROUNDS MAINTENANCE	\$6,803	\$6,844	\$7,749	\$7,750	\$9,205
ROADS/DRAINAGE	\$0	\$1,245	\$0	\$1,490	\$0
TREE CARE/REMOVAL	\$0	\$0	\$0	\$730	\$0
STRUCTURE MAINTENANCE	\$4,000	\$1,554	\$4,000	\$3,100	\$1,500
FORESTRY WORK	\$1,000	\$739	\$1,000	\$0	\$1,500
RESTAINING - UNITS	\$5,500	\$5,820	\$2,600	\$2,600	\$3,000
RESTAINING-DECKS	\$4,500	\$5,380	\$7,250	\$7,250	\$7,500
CHIMNEY INSPECTIONS	\$200	\$199	\$200	\$85	\$100
CHIMNEY & STRUCT. MAINT.	\$0	\$300	\$0	\$0	\$0
LANDSCAPE IMPROVEMENTS	\$1,000	\$2,199	\$0	\$560	\$2,527
<b>TOTAL SUMMER MAINTENANCE</b>	<b>\$23,003</b>	<b>\$24,280</b>	<b>\$22,799</b>	<b>\$23,565</b>	<b>\$25,332</b>
<b>WINTER MAINTENANCE:</b>					
SNOW REMOVAL-ROADS	\$3,500	\$3,000	\$3,000	\$3,375	\$3,500
SNOW REMOVAL-SANDING	\$1,000	\$675	\$750	\$300	\$1,500
SNOW REMOVAL-WALKS	\$2,500	\$2,100	\$1,200	\$1,800	\$3,825
SNOW REMOVAL-DECKS	\$500	\$0	\$0	\$990	\$0
SNOW REMOVAL-ROOFS	\$1,000	\$0	\$0	\$40	\$0
<b>TOTAL WINTER MAINTENANCE</b>	<b>\$8,500</b>	<b>\$5,775</b>	<b>\$4,950</b>	<b>\$6,505</b>	<b>\$8,825</b>
<b>TOTAL OPERATING &amp; MAINT.</b>	<b>\$53,161</b>	<b>\$49,046</b>	<b>\$49,386</b>	<b>\$50,161</b>	<b>\$57,067</b>
<b>RESERVES:</b>					
COMMON AREA RESERVES	\$7,500	\$7,500	\$7,500	\$7,500	\$5,000
OPERATING RESERVES	\$3,239	\$7,354	\$6,864	\$6,239	\$2,733
ROOF RESERVES	\$0	\$0	\$0	\$0	\$0
<b>TOTAL RESERVES</b>	<b>\$10,739</b>	<b>\$14,854</b>	<b>\$14,514</b>	<b>\$13,739</b>	<b>\$7,733</b>
<b>TOTAL BUDGET OR ACTUAL</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$64,800</b>
ANNUAL UNIT ASSESSMENT	\$4,260	\$4,260	\$4,260	\$4,260	\$4,320
QUARTERLY UNIT ASSESS.	\$1,065	\$1,065	\$1,065	\$1,065	\$1,080
MONTHLY UNIT ASSESS.	\$355	\$355	\$355	\$355	\$360
ANNUAL ROOF ASSESSMENT	\$0	\$0	\$0	\$0	\$0
<b>TOTAL REVENUE</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$63,900</b>	<b>\$64,800</b>